

**LINCOLN BUILDING COMMITTEE
LINCOLN, RI
MINUTES**

DATE: December 6, 2024
PLACE: Lincoln Town Hall
100 Old River Road
Lincoln, RI 02865
TIME: 7:31 AM

Committee members present: M. Carreno, J. McNamee, L. Sullivan, T. Feola, R. Gaitan, N. Kocon, L. Quish, K. Pichette, S. Carvalho, L. Fileppelli, S. Ackerman. Others present: T. Donnelly (Studio Jaed); P. DeMelo & S. Smith (Downes Construction), L. Matthews (Ahlborg Construction)

Call to Order - Meeting Commenced at 7:31AM

- I. Approve Meeting Minutes from 11/1/24
a. Motion Approved

II. Construction Project Updates

- Solar Panels @LHS & PEC
 - Final RI Commerce Renewable Energy Fund claim forms submitted.
 - Funds are forecasted to be released in January.
 - Working with Lincoln IT to grant internet access to the monitoring portal.
- New Canopy – Façade Painting @ Lincoln HS
 - Final caulking of roof drain scheduled for the weekend of 12/6.
- Northern Elementary HVAC (2025 Completion Date)
 - Sprinklers in first two rooms and basement section are completed.
 - Installing fire alarm wiring throughout (main wiring completed) and currently installing devices and circuit wiring.
 - Pulling cable for HVAC power feeds in front corridor and surrounding classrooms.
- Cafeteria HVAC
 - Attending to Punch Lists at the 4 schools.
 - Lonsdale – Fire alarm test conducted on 11/27.
 - Installation of the metal panels trim continues.
 - Pending final start up.
 - Coordinate training and commissioning afterwards
 - Northern
 - Pending final start up and inspections.
 - Coordinate training and commissioning afterwards
 - Saylesville
 - Pending final start up.
 - Coordinate training and commissioning afterwards

- Central
 - Focus currently is relocating the unit to the ground level. 1-2 month time frame.
 - The original intended installation of new unit to the roof of Central was ultimately changed to a ground level installation (the recommended solution after consulting with our Structural Engineering partners) to avoid incurring additional costs and work scope to provide additional steel reinforcement throughout the school which would have affected and disrupted numerous classrooms throughout. The recommendation is to utilize available funds from the elimination of the roof screens at Lonsdale (\$95k) and Central (\$85k) to support this change. Ahlborg Construction will develop a change order proposal (COP) that details all adds and deletions which will be reviewed at the next LBC meeting for a formal approval.
- Bathroom Renovations @ Lonsdale, Central & Saylesville
 - Attending to Punch Lists at each of the schools.
- Lincoln High School HVAC Repairs
 - Meet w/ Commissioning agent the week of 12/9 to discuss test sheets and next steps for onsite testing.
- Lincoln High School Masonry (Roof) Repairs
 - Completed. Metal panel cap installation scheduled for the weekend of 12/6.
- Gym/STEM Additions & Cafeteria Renovations
 - **Central Site Work** – Site prep continues :
 - Foundation footing area is prepped and ready.
 - Rebar shops received. Currently manufacturing and hopefully turn it around in one week. Possibly start forming and installing the footing rebar next week.
 - Steel delivery is 12/18. Coordinate delivery and communicate with Principals.
 - Received RI DEM permit approval. (Dept of Environmental Management)
 - **Northern Site Work**
 - Site Prep continues : Foundation footing area is prepped and ready for next stage.
 - Northern steel delivery scheduled for 12/11.
 - **Saylesville**
 - Site Work – removing gate and signs, stripping and removal of loam and focusing on batting cage removal and fence installation.
 - **Lonsdale Site Work** –
 - Site work – removal of the basketball area fence, backboard, address the monument and flag pole and minor asphalt work.

III. Pre-Construction Project Update

- Gym/STEM Additions & Cafeteria Renovations
 - **Saylesville**
 - Additional basketball side court hoops – structural impacts.
 - Motion approved to proceed with structural enhancements noted in section V – Change Orders.
 - Full Fire Alarm Replacement
 - Refer to section IV below.
 - Sinks in general class rooms? Not desired. STEM rooms get sinks.
 - Refer to Section IV – Studio Jaed Design Update below.

- **Lonsdale**
 - Additional basketball side court hoops – structural impacts.
 - Motion approved to proceed with structural enhancements noted in section V – Change Orders.
 - Sinks in general class rooms? Sinks are desired by Principal. STEM rooms get sinks.
 - Refer to Section IV – Studio Jaed Design Update below.
- **Central ES**
 - Sinks in general class rooms? Sinks are desired by Principal. STEM rooms get sinks.
 - Refer to Section IV – Studio Jaed Design Update below.
- **Northern**
 - Retaining wall design (single wall face with steps-each row set back several inches) being reviewed by engineers. If all goes well there is a possibility the construction of the retaining wall can commence within the next week or two.
 - Sinks in general class rooms? Not desired. STEM rooms get sinks.
 - Refer to Section IV – Studio Jaed Design Update below.
- **Athletic Field Bathroom Improvements & Athletic Fields – Tennis Courts**
 - Pending a visioning session sometime in January 2025
 - Athletic Field Bathroom project would require FTM approval. Requires additional RIDE approval for reimbursement.

IV. Studio Jaed Design Updates

- **Design Updates**
 - Cost Options for Saylesville Fire Alarm & Suppression system.
 - Only school getting a new full fire alarm replacement as part of GYM/STEM addition.
 - Must install above ceiling detection devices above the ceiling within the existing school due to building not being sprinklered currently.
 - Option 1 - Deferred Installation of the Sprinkler System = \$700,000 - \$1,250,000(all in). Action Item - discuss further at next LBC meeting.
 - Option 2 - Installation of the Sprinkler System now = \$750,000.
 - Saylesville Parking & Drainage review – Action Item : Discuss during next LBC meeting.
 - Sinks in classrooms? 2 yes (Central & Lonsdale). 2 no (Northern/Saylesville)
 - Sinks in general classrooms of additions is currently drawn within design package and cost covered within overall budget.

V. Change Orders

- Steel Reinforcement for Pre-Fab buildings @ Saylesville & Lonsdale
 - Steel reinforcement costs for pre-fab buildings - \$40k (total - \$20k per school) to be covered by project contingency - Approved by LBC

VI. Action Items

- LBC approved quote for required IT closet switches and UPS battery backup (\$49,519.04 total for four elementary schools). Covered under Technology line item in control budget.

VII. Review and Approve payment applications

- Motion Approved to approve all invoices with exception of Ahlborg Construction Toilet Renovation Pay App #4 and Maron Co. LHS Canopy/Façade Pay App#5RR.

VIII. Next Steps – Critical Items

- Meet again the week of 12/16 to discuss Ahlborg Co. COP for Cafeteria HVAC project as it relates to Central ES and relocation of RTU to a ground level installation.

IX. Comments / Questions

- Add Fire Suppression at Saylesville as an action item to be discussed further at next meeting.

X. Adjourn

Motion to adjourn by M. Carreno. Seconded by L. Sullivan. All in favor. Motion carried. The Meeting adjourned at 8:52 a.m.

M Carreno, CHAIR

DATE